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Process No.	Applicant Name
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<u>03-111</u>	<u>HUGO D. BOSCH</u>
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<u>03-319</u>	<u>ARMANDO A. BRANA, P. A.</u>
<u>03-334</u>	<u>MEGA CARGO & TRADING CORP.</u>
<u>04-119</u>	<u>AURELIO & MIGDALIA ARTEAGA</u>
<u>04-163</u>	<u>SIGNIFICANT CORP.</u>
<u>04-199</u>	<u>ANGEL ANGULO</u>
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<u>04-232</u>	<u>MADELYN L. MIRANDA & JESUS PERAZA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/21/04 TO THIS DATE:

HEARING NO. 03-12-CZ10-5 (03-111)

16-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: HUGO D. BOSCH

- (1) RU-2 to RU-5
- (2) Applicant is requesting to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (100' frontage and 10,000 sq. ft. of area required).
- (3) Applicant is requesting to permit a structure setback 5' from the interior side (south) property line (15' required).
- (4) Applicant is requesting to permit a landscaped strip from 2'8" to 5' wide (5' landscaped strip required between parking areas and a dissimilar land use).
- (5) Applicant is requesting to permit parking within 25' of a right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building-Hugo Bosch," as prepared by The Florida Home Improvement Corp., dated 11/20/03 and signed and sealed 2/13/04 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86' x 50'

RU-2 (Two Family Residential)

RU-5 (Semi-professional Offices & Apartments)

THE FOLLOWING HEARING WAS DEFERRED FROM 8/19/04 TO THIS DATE:

HEARING NO. 04-2-CZ10-1 (03-11)

14-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: CITY OF CORAL GABLES

MODIFICATION of Conditions #2, #10 & #11 of Resolution Z-2-00, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners, dated 1/18/99, dated last revised 2/26/99, consisting of 18 sheets, plans entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners dated, received 2/9/00, consisting of 2 sheets, along with plans entitled 'Boundary & Topographic Survey,' as prepared by C. A. P. Engineering Consultants, dated 7/98, consisting of 8 sheets, for a total of 25 sheets, except as herein modified to provide the required widths for the one-way drives (with the exception of the weight station, only), two-way drives and back-out space."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance and Storage Facility,' as prepared by The City of Coral Gables Public Works Department, consisting of 2 pages and dated received 12/19/03."

FROM: "10. That the entire incinerator facility, which as depicted in the plans consists of the smokestacks, the adjacent building and all accessory structures, shall be demolished and removed from the property within 3 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5 business days following the expiration of the appeal period on the resolution approving the application; provided that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

TO: "10. That the smokestack be demolished and removed from the property within 7 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5

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APPLICANT: CITY OF CORAL GABLES

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business days following the expiration of the appeal period on the resolution approving the application; providing that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

FROM: "11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 6:30 a.m. and 5:00 p.m., Mondays through Fridays, only."

TO: "11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 7:30 a.m. and 5:00 p.m., Mondays through Fridays, only."

The purpose of the request is to allow the maintenance and continued use of certain structures previously required to be demolished, to allow additional time to complete the demolition of the smokestack, to reduce the hours of operation and to allow the applicant to submit a revised plan showing a larger area for the storage of plants and landscaping materials.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Tract 1 of UTILITIES CENTER, Plat book 50, Page 91, more particularly described as follows:

Commence at the Point of intersection of the west line of east 12.5' of said Tract 1, with the south line of the north 1,010.8' of said Tract 1; thence run S0°46'30"E along the west line of the east 12.5' of said Tract 1 for a distance of 383.9' to the Point of beginning; thence continue along the west line of the east 12.5' of said Tract 1, S0°46'30"E, for a distance of 868.55' to the Point of intersection with the south line of said Tract 1; thence run N57°15'6"W along the south line of said Tract 1, for a distance of 1,591.13' to the Point of intersection with the west line of said Tract 1; thence run N32°44'54"E, along the west line of said Tract 1, for a distance of 428.57' to the Point of curvature of a circular curve, concave to the west; thence run NE/ly along the west line of said Tract 1 and along the arc of said circular curve, having a radius of 95', central angle of 15°0'17", for an arc distance of 24.88'; thence run S57°15'6"E, for a distance of 540.79'; thence run S84°17'14"E, for a distance of 110'; thence run S57°15'6"E, for a distance of 45'; thence run S77°55'8"E, for a distance of 85'; thence run S57°15'6"E, for a distance of 120'; thence run N32°44'54"E, at right angle to the previously described course for a distance of 193'; thence run S57°15'6"E, at right angle to the previously described course for a distance of 102'; thence run S10°35'38"E, for a distance of 55'; thence run S81°41'55"E, for a distance of 122.24' to the Point of beginning.

LOCATION: 2800 S.W. 72 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.64 Acres

PRESENT ZONING: IU-3 (Industry – Unlimited)

HEARING NO. 04-11-CZ10-1 (03-212)

19-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: JOSE A. LAMAS

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 15.1' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a utility structure setback varying from 3.1' to 3.6' (7.5' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proyect (sic) for: Jose A. Lamas," as prepared by Jose R. Figueroa, Architect, consisting of 2 sheets dated 12/5/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 28, Block 79, WESTWOOD LAKE, 6TH ADDITION, Plat book 65, Page 73.

LOCATION: 11025 S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 125'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: ARMANDO A. BRANA, P. A.

- (1) USE VARIANCE to permit an office building in the RU-1 district as would be permitted in the RU-5 district.
- (2) Applicant is requesting to permit a lot frontage of 50' (100' required) and a lot area of 6,750 sq. ft. (10,000 sq. ft. required).
- (3) Applicant is requesting to permit a two-way drive with a width of 8.25' (20' required).
- (4) Applicant is requesting to permit the existing building setback 7.5' (15' required) from the interior side (west) property line and to setback a minimum of 9.25' (15' required) from the interior side (east) property line.
- (5) Applicant is requesting to waive the zoning requirements requiring S.W. 24th Street (Coral Way) to be 100' in width; to permit a right-of-way dedication of 40' (50' required) on the south side of S.W. 24th Street (Coral Way).
- (6) Applicant is requesting to permit a landscape buffer varying in width from 0.5' to 2.5' (5' required) along the interior side (east) property line abutting dissimilar land uses.
- (7) Applicant is requesting to permit 5 trees (10 trees required) within the dissimilar land use landscape buffer to the east, south & west.

Upon a demonstration the applicable standards have been satisfied, approval of requests #2 and #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and requests #2 through #7 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Attorney's Office," as prepared by Update Consultants, Inc., dated 10/7/03 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 108 & 109, CORAL WAY CENTER AMD., Plat book 28, Page 76.

LOCATION: 6470 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 6,750 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-11-CZ10-3 (03-334)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: MEGA CARGO & TRADING CORP.

EU-M to RU-1

SUBJECT PROPERTY: Lot 2, Block 1, VILLA LISSETTE SUBDIVISION, Plat book 104, Page 61.

LOCATION: 3030 S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 25,395 sq. ft.

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

RU-1 (Single Family Residential)

APPLICANTS: AURELIO & MIGDALIA ARTEAGA

- (1) SPECIAL EXCEPTION to permit the resubdivision and refacing of two platted lots into three proposed lots.
- (2) MODIFICATION of Paragraph #2 of Declaration of Restrictions recorded in the official Record Book # 18908, pages 3706 – 3714 reading as follows:

FROM: "2. There shall be no more than 12 dwelling units in the property."

TO: "2. There shall be no more than 13 dwelling units on the property."

The purpose of these requests is to allow the applicant to subdivide two lots into three lots.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing)

The plan is on file and may be examined in the Zoning Department entitled "Boundary Survey & Tentative Plat Krizia Subdivision Sixth Addition," as prepared by Juan R. Martinez & Associates, Inc., consisting of one sheet dated December 10, 2003. The plan may be modified at public hearing.

SUBJECT PROPERTY: Lots 8 & 9, Block 7, KRIZIA SUBDIVISION FIFTH ADDITION, Plat book 158, Page 85.

LOCATION: Lying south of S.W. 15 Street between S.W. 142 Avenue & S.W. 142 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.718 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-11-CZ10-5 (04-163)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: SIGNIFICANT CORP.

(1) AU to RU-5

REQUEST #1 ON PARCEL I

(2) AU to RU-1(M)(a)

REQUEST #2 ON PARCEL II

SUBJECT PROPERTY: PARCEL I: The north ½ of Tract 4, Section 15, Township 54 South, Range 39 East, of J. G. HEAD'S FARMS, Plat book 46, Page 44, less the east 261.12' thereof. AND: PARCEL II: The east 261.12' of the north ½ of Tract 4, Section 15, Township 54 South, Range 39 East, of J. G. HEAD'S FARMS, Plat book 46, Page 44.

LOCATION: Lying south of theoretical S.W. 29 Street, between S.W. 145 Avenue and S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.06 Net Acres

AU (Agricultural – Residential)
RU-1(M)(a) (Modified Single Family 5,000 sq. ft. net)
RU-5 (Semi-Professional Offices & Apartments)

APPLICANT: ANGEL ANGULO

- (1) Applicant is requesting to permit a shed setback a minimum of 3.1' (20' required) from the side street (west) and setback 32' (75' required) from the front (south) property lines.
- (2) Applicant is requesting to permit said shed to be spaced a minimum of 3.7' (10' required) from the principal structure.
- (3) Applicant is requesting to permit a wall with a height of 6' (2.5' maximum allowed) within the Safe Sight Distance Triangle along the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing Tool Shed Building," as prepared by Ultimate Engineering Designs, Inc., consisting of 2 sheets, dated May, 2003. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, BARECE GARDEN HOMES, Plat book 104, Page 59.

LOCATION: 10841 S.W. 32 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10,209 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANTS: CRISTOBAL & ARACELY P. ADAY

- (1) Applicant is requesting to permit a lot with a frontage of 70.6' (75' required).
- (2) Applicant is requesting to permit a proposed single-family residence setback 227.5' (50' maximum permitted) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Waiver of Plat," as prepared by J. Bonfill & Assoc., Inc., and dated 9/25/03 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 180.6' of the east 2,377.8' of Tract 10 of J.G. HEADS FARMS, Section 14, Township 54 South, Range 39 East, Plat book 46, Page 44, less the west 110' and less the south 245', reserving the south 25' for road purposes.

LOCATION: Lying north of S.W. 32 Street, and approximately 150' east of 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.7 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-11-CZ10-8 (04-232)

15-54-39
Council Area 10
Comm. Dist. 11

APPLICANTS: MADELYN L. MIRANDA & JESUS PERAZA

- (1) Applicant is requesting to permit an addition to a single family residence setback 9.85' (25' required) from the rear (west) property line.
- (2) Applicant is requesting to permit said single family residence setback a minimum of 24.9' (25' required) from the front (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plan is on file and may be examined in the Zoning Department entitled "New Metal Roof for Miranda Residence," as prepared by Nestor J. Cifuentes, P. E., consisting of one sheet dated 5/17/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 3, COSAR SUBDIVISION, Plat book 150, Page 90.

LOCATION: 3802 S.W. 144 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 78.65' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)